

TRANSFER  
TAX  
PAID

WARRANTY DEED  
Statutory Short Form

Received Kennebec SS.  
08/21/2009 8:39AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

48-246

We, **LEONARD C. CABANA, V** of Winslow, County of Kennebec and State of Maine, and **JEAN M. KOLLER** of Augusta, County of Kennebec and State of Maine, and **CARMEN E. CABANA** of Lewiston, County of Androscoggin and State of Maine, for consideration paid, grant and convey to **KENNETH F. LAVOIE, III** and **DEBBIE L. LAVOIE** of Winslow, County of Kennebec and State of Maine, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being a part of Elm Terrace as delineated on a plan made for A. F. Merrill, Proprietor, by Green and Wilson, dated April 6, 1919, as corrected April 16, 1923, being more particularly bounded and described as follows, to wit:

Beginning in the north line of Elm Terrace at a point about ninety-four and two tenths (94.2) feet westerly from the west line of Elm Street measuring in north line of said Elm Terrace and running thence southerly about thirty-five and four tenths (35.4) feet to an iron pipe at the southwest corner now or formerly of the Dr. P. S. Merrill's homestead; thence southerly fourteen and four tenths (14.4) feet to the north line of the right-of-way; thence westerly on the north line of the right-of-way nine and three tenths (9.3) feet to an angle; thence further westerly twelve and three tenths (12.3) feet to another angle; thence still further westerly in the north line of said right-of-way to the southwest corner of the lot delineated as No. 1; thence northerly about fifty-six and four tenths (56.4) feet to the north line of said lot; easterly about forty-four and six tenths (44.6) feet to the point of beginning.

Also, another certain lot or parcel of land, together with any buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being a part of said Elm Terrace, and being more particularly bounded and described as follows, to wit:

Beginning in the south line of said right-of-way at the northwest corner of a lot sold to Dr. William Claire Brown; thence southerly about thirty (30) feet to the north line now or formerly of the Cottle Estate; thence westerly in the north line of said Cottle Estate about twenty-four and four tenths (24.4) feet; thence northerly at nearly right angles about twenty-four and three tenths (24.3) feet to the south line of said right-of-way; thence easterly along the right-of-way about sixteen and five tenths (16.5) feet to an angle; thence further easterly along the right-of-way about fourteen and one tenth (14.1) feet to the point of beginning.

There is also granted the right of passage over the right-of-way in Elm Terrace for the benefit of both said lots, but this conveyance is upon the express condition that no building, nor part of a building or structure of any other kind, shall ever be erected or allowed to stand upon the southerly one of the two lots above conveyed.

Being the same premises conveyed to Leonard C. Cabana, V and Jean M. Koller by Warranty Deed dated April 16, 2004, from Leonard C. Cabana, Jr., and Carmen E. Cabana, Trustees of the Leonard C. and Carmen E. Cabana Revocable Living Trust under Trust Agreement dated April 1, 1991, and recorded in the Kennebec County Registry of Deeds in Book 7923, Page 153.

Carmen E. Cabana joins in signing this deed to release her life estate as set forth in the Warranty Deed dated April 16, 2004, and recorded in the Kennebec County Registry of Deeds Book 7923, Page 153. Leonard C. Cabana, Jr., died a resident of Waterville, Maine on October 27, 2004.

WITNESS our hands and seals this 20<sup>th</sup> day of August, 2009.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord

Leonard C. Cabana, V

Leonard C. Cabana, V

William P. Dubord

Jean M. Koller

Jean M. Koller

William P. Dubord

Carmen E. Cabana

By Leonard C. Cabana

Carmen E. Cabana

By Leonard C. Cabana, V under

Power of Attorney to be recorded

herewith

William P. Dubord

Carmen E. Cabana  
by Jean M. Koller

Carmen E. Cabana

By Jean M. Koller under

Power of Attorney to be recorded

herewith

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: August 20, 2009

Then personally appeared the above named Leonard C. Cabana, V and Jean M. Koller and acknowledged the foregoing instrument to be their free act and deed individually and as attorneys in fact for Carmen E. Cabana.

Before me,

William P. Dubord

Notary Public

Print

Name: \_\_\_\_\_

WILLIAM P. DUBORD  
Attorney at Law  
Notary Public

My Commission expires 6/26/2015

SEAL